

## REQUEST FOR COUNCIL ACTION

**SUBJECT:** West Jordan General Plan Future Land Use Map Amendment

**SUMMARY:** **West Jordan Future Land Use Map Amendment** – Amend the West Jordan Future Land Use Map for approximately 8.8 acres Located at Approximately 7556 South Campus View Drive from Very High Density Residential to Regional Commercial; SC-3 Zone; Foursquare Properties, Inc./Dan Milich (applicant) [Ray McCandless #GPA20150002; parcels 21-29-352-005; 21-29-351-013]

**FISCAL IMPACT:** None

**RECOMMENDATION:**

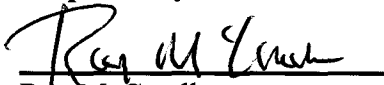
Staff recommends that the City Council approve the proposed revision to the Future Land Use Map as recommended by the Planning Commission.

**MOTION RECOMMENDED:**

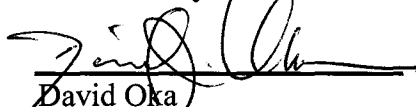
“Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council approve the proposed Future Land Use Map amendment for approximately 8.8 acres of land located at approximately 7556 South Campus View Drive from Very High Density Residential to Regional Commercial.”

Roll Call vote required

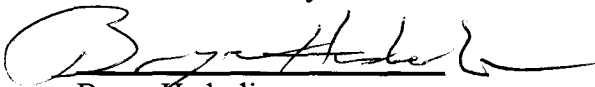
**Prepared by:**

  
Ray McCandless  
Senior Planner


**Reviewed by/Concur with:**

  
David Oka  
Community and Economic Development Director

**Recommended by:**

  
Bryce Haderlie,  
Acting City Manager

**Reviewed as to legal form:**

  
Robert Thorup,  
Deputy City Attorney

## II. BACKGROUND / ANALYSIS

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Land Use
North	Regional Commercial	SC-3 (ZC)	Commercial
South	Regional Commercial	SC-3 (ZC)	Commercial
East	Regional Commercial	SC-3 (ZC)	Commercial
West	Regional Commercial	P-O and SC-2	Professional Office / Commercial

This 8.8 acre piece of property is located in Jordan Landing at 7556 South Campus Drive. It is vacant and is currently zoned Regional Commercial (SC-3). The Future Land Use Map of the City's General Plan shows this property as Very High Density Residential. In 2006, the land use designation was changed from Regional Commercial to Very High Density Residential in anticipation of developing multi-family housing on the property but no follow up action was taken by the property owner to change the zoning to residential. The zoning remains SC-3.

The applicant now wishes to develop this property to accommodate future commercial uses and is requesting that the Future Land Use Map be amended to a Regional Commercial designation to be consistent with the SC-3 zoning.

On June 16, 2015, the Planning Commission voted 7-0 to forward a positive recommendation to the City Council to amend the Future Land Use Map as requested.

## III. FINDINGS OF FACT

According to Section 13-7C-6: Findings for Approval, any amendments to the general plan, including maps, shall be approved only if:

**Criteria A:** *The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the city general plan;*

**Discussion:** An example of the goals and policies in the General Plan relating to the proposed land use map amendment is – “*The official Future Land Use Map should accurately represent the future land use needs and goals of the city.*” (Page 19)

Changing the designation on the Future Land Use Map to be consistent compatible with the zoning and adjoining land uses is supported by the General Plan.

**Finding:** The proposed amendment conforms to the General Plan and is consistent with the adopted goals, objectives and policies described therein.

**Criteria B:** *The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;*

**Discussion:** Regional Commercial is limited to only two areas in the City, one at approximately 9000 South and the Mountain View Corridor and one at Jordan Landing. As regional commercial areas are limited, it makes sense that this property be designated Regional Commercial. This property is surrounded by commercial development and there are other more appropriate areas in the city that are designated for multi-family development on the Future Land Use Map.

**Finding:** The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

**Criteria C:** *The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;*

**Discussion:** The surrounding property is designated as regional commercial and is developed as such. Designating the property as Regional Commercial on the Future Land Use Map is compatible with other land uses in the area.

**Finding:** The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity.

**Criteria D:** *The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;*

**Discussion:** The proposed amendment will be an improvement to the Future Land Use Map as the changes will make the map more accurate in describing future land use needs for this property. Although the amendment will benefit the property owner, it will be in the best interests of the city as it will promote additional commercial development that will be used by city residents.

**Finding:** The proposed amendments constitute an overall improvement to the adopted general land use map and are not solely for the good or benefit of a particular person or entity.

**Criteria E:** *The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;*

**Discussion:** The land use patterns as shown on the Future Land Use Map will remain intact and will not result in larger or more expensive public infrastructure improvements.

**Finding:** The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns

and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change.

**Criteria F:** *The proposed amendment is consistent with other adopted plans, codes and ordinances; and*

**Discussion:** The Future Land Use Map graphically reflects the land use policies of the City's General Plan which can change from time to time as conditions change. The proposed map amendment reflects such a change. The proposed amendment is consistent with other adopted plans, codes or ordinances.

**Finding:** The proposed amendments will be consistent with other adopted plans, codes and ordinances.

**Conclusion:** The proposed amendment to the Future Land Use Map is necessary to update the map and make it consistent with zoning and with adjoining land uses.

#### IV. STAFF RECOMMENDATION

Staff recommends that the City Council accept the findings contained in the staff report and approve the proposed change to the Future Land Use Map:

#### V. MOTION RECOMMENDED

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council approve the proposed Future Land Use Map amendment for approximately 8.8 acres of land located at approximately 7556 South Campus View Drive from Very High Density Residential to Regional Commercial.

*If the moving Councilmember disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motion may be given:*

Based on the findings set forth in this staff report, and upon the evidence and explanations received today, I move that the City Council deny the proposed Future Land Use Map amendment for approximately 8.8 acres of land located at approximately 7556 South Campus View Drive from Very High Density Residential to Regional Commercial. Specifically, I disagree with the Staff and find that the following required criteria for an amendment to the Future Land Use Map has/have not been met:

1. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the city general plan;

2. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;
3. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;
4. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;
5. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;
6. The proposed amendment is consistent with other adopted plans, codes and ordinances;

Which criteria has been met or not met? Why?

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*Note: All applicable criteria must be met to support a positive action by the City Council.*

## **VII. ATTACHMENTS:**

Exhibit A – Vicinity Map  
Exhibit B – Zoning Map  
Exhibit C – Future Land Use Map  
Exhibit D – Application  
Exhibit E – Applicant Project Description and Analysis  
Exhibit F – Planning Commission Minutes  
Exhibit G - Ordinance



**City Clerk's Office**

8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5115  
Fax (801) 565-8978

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June 19, 2015

Foursquare Properties  
Dan Milich  
5850 Avenida Encinas, Suite A  
Carlsbad, CA 92008

Dear Mr. Milich,

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, July 8, 2015, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering a General Plan Land Use Amendment for approximately 8.80 acres from Very High Density Residential to Regional Commercial for Jordan Landing Phase 7, located at approximately 7556 South Campus View Drive; Four Square Properties, Inc./ Dan Milich, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman  
Deputy City Clerk

cc: Planning Department

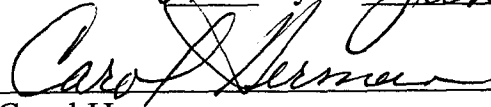


City Clerk's Office  
City of West Jordan  
8000 South Redwood Road  
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## THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

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Posted this 23<sup>rd</sup> day of June 2015  
  
\_\_\_\_\_  
Carol Herman  
Deputy City Clerk

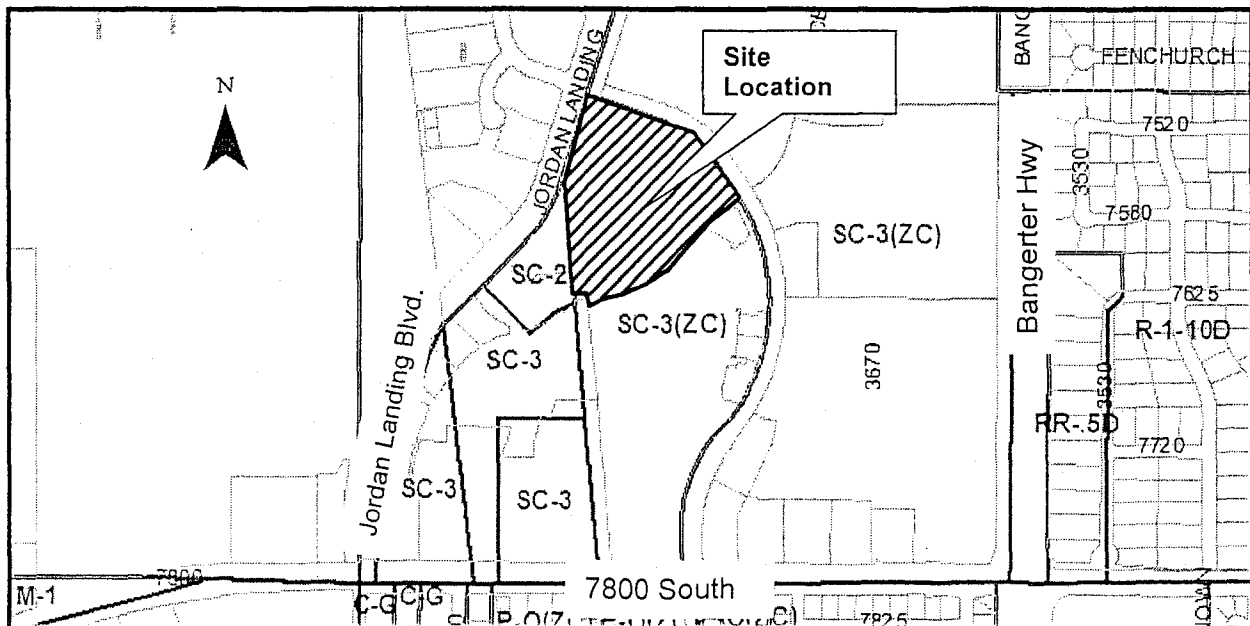


300' mailing

City Clerk's Office  
City of West Jordan  
8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5115  
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The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.





*Entity  
mailing*

**City Clerk's Office**

8000 South Redwood Road  
West Jordan, Utah 84088

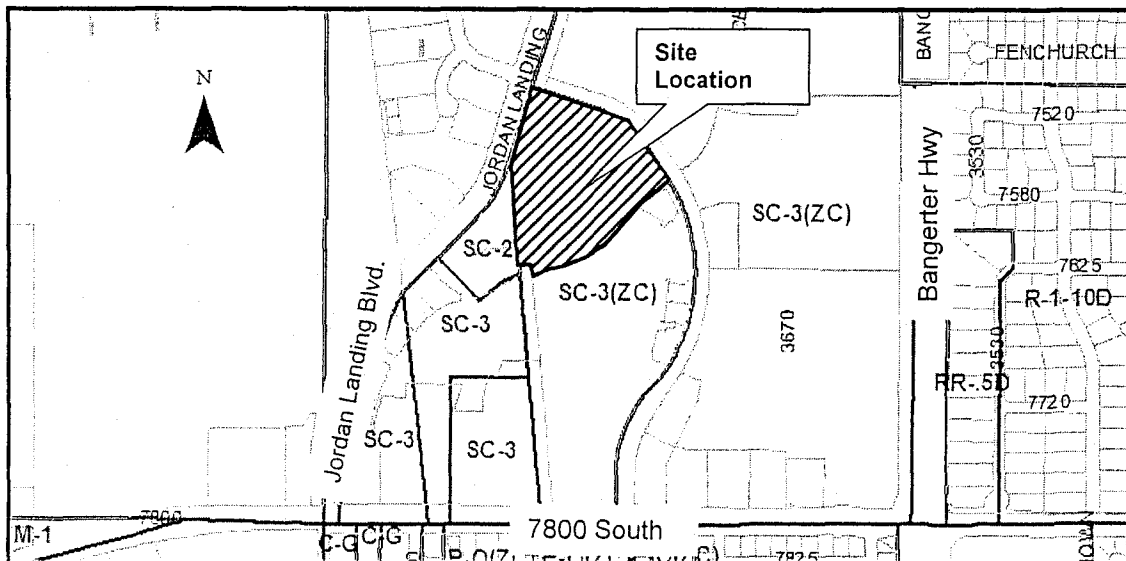
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**THE CITY OF WEST JORDAN, UTAH  
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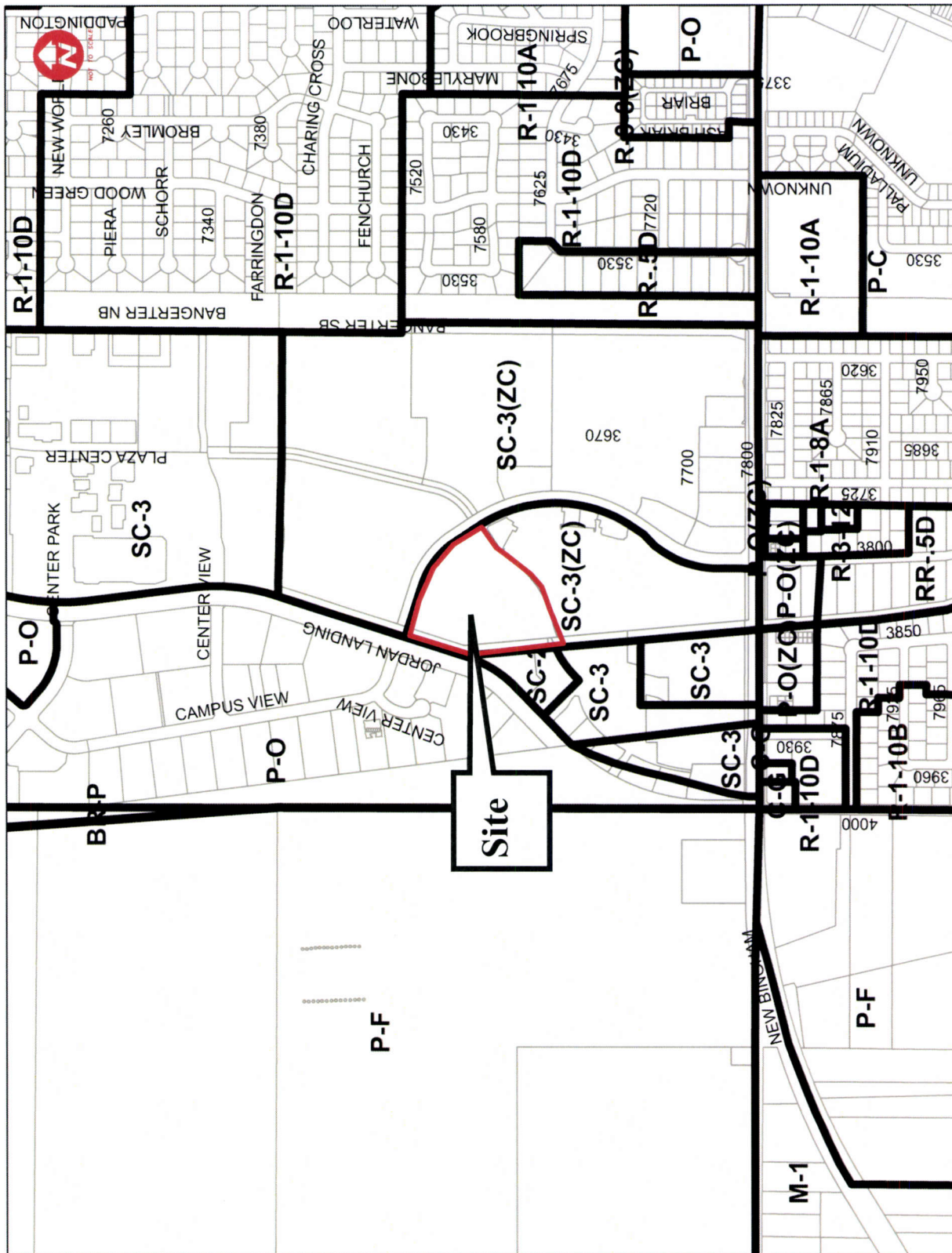




## Vicinity Map

# Exhibit A

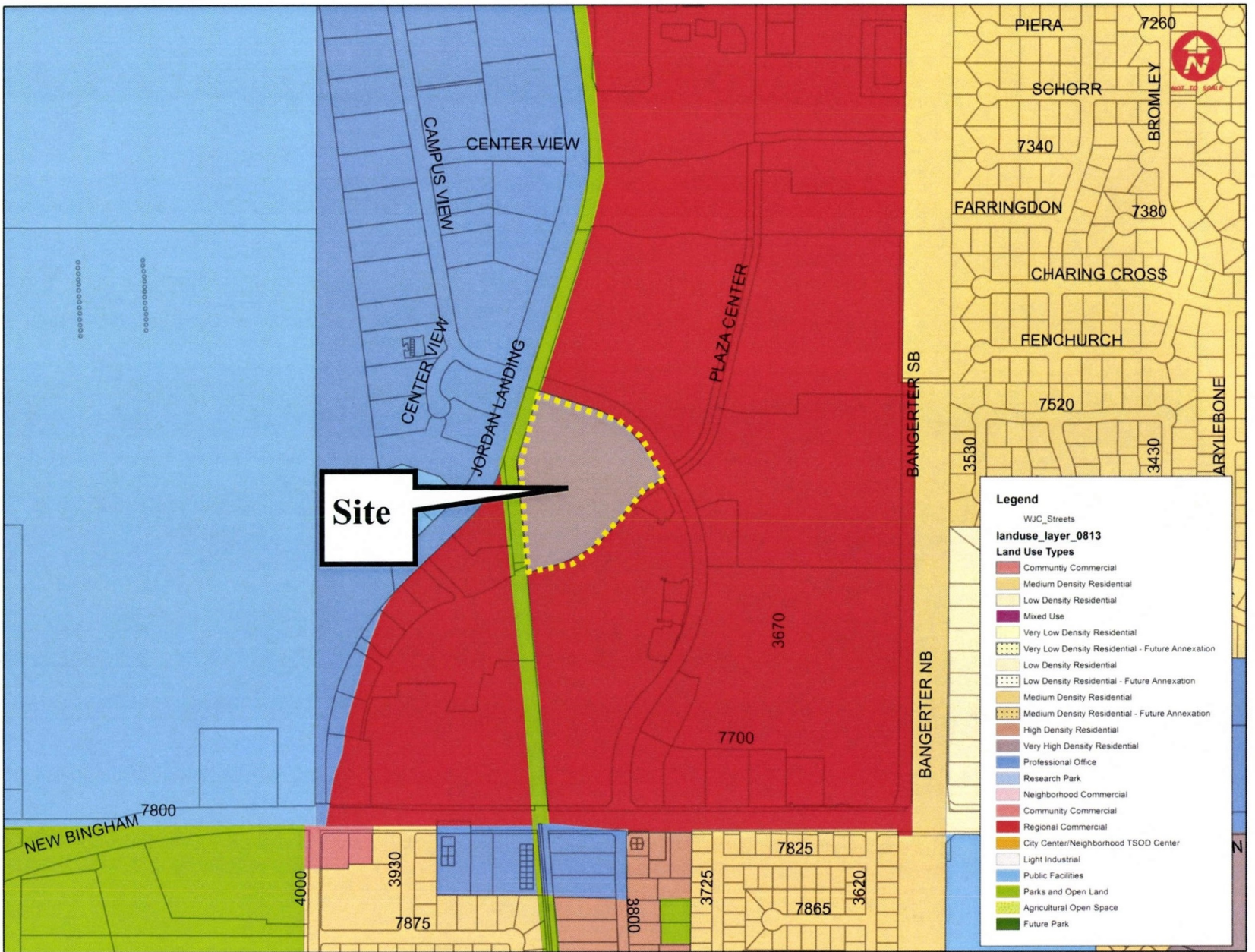




# Zoning Map

## Exhibit B





**Exhibit C**

**Future Land Use Map**



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 569-5180

Sidwell # 2129352005 Acreage 7.78 Lots: \_\_\_\_\_ Zoning SC-3  
2129351013

Project Location: 7556 SOUTH CAMPUS VIEW DRIVE

Project Name: JORDAN LANDING PHASE 7

Type of Application: ☐ Subdivision ☐ Conditional Use Permit  
☐ Site Plan ☐ General Land Use Amendment  
☐ Rezone ☐ Agreement  
☐ Condominium ☐ Other \_\_\_\_\_

Applicant: DAN MILICH Company: FOUR SQUARE PROPERTIES INC.

Address: 5850 AVENIDA ENCINAS, SUITE A

City: CARLSBAD State: CA Zip: 92008

Telephone: Office: 760 859 1126 Cell: 760 644 5119

Email: DAN.MILICH@FSWP.COM

Property Owner: DL OFFICE ONE ASSOCIATES LLC

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Engineer: ROB PAIRIER Company: MCKEIL ENGINEERING

Address: 8610 SOUTH SANDY PARKWAY, SUITE 200

City: SANDY State: UT Zip: 84070

Telephone: Office: 801 255 7700 Cell: \_\_\_\_\_

Email: ROB@MCKEILENG.COM

Architect: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: 5/11/14

Project #: GPA20150002 Date: 5/18/15

Received By: ODA lg PLANNING rm ENGINEERING fs

Revised 9/1/14

Application

Exhibit D

JORDAN LANDING PHASE 7 COMMERCIAL  
7556 S Campus View Drive (8.86 acre site)  
General Plan Map Amendment Application

May 11, 2015

**PROJECT DESCRIPTION**

The intent of this application is to change the General Plan Map designation of the site from Very High Residential to Regional Commercial.

The approximately 8.8 acre site is located at 7556 S Campus View Drive.

Ultimately, our goal is to build out this site with commercial retail uses consistent with the surrounding Jordan Landing Commercial Center and as allowed per the site's current SC-3 Zoning designation.

To develop this site as proposed, we would request a change in the Land Use Designation of the site from Very High Density Residential to Regional Commercial.

We appreciate your support of this request.

Dan Milich  
Director of Development  
Foursquare Properties, Inc.  
760 859 1126

Any amendments to the general plan, including maps, shall be approved only if:

- A. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the city general plan;

The primary goal in determining future land uses is to determine development patterns which build upon already existing and established patterns. It is also meant to provide for effective, appropriate, and sustainable uses of land in a way that best promotes compatibility between those uses and maintains the goals of the General Plan.

This site is surrounded on all sides by existing commercial retail development and commercial office development. Allowing a Regional Commercial Land Use designation on this site will allow commercial retail uses to be developed on this site, promoting a development pattern that is both consistent and compatible with the existing development pattern in the surrounding Jordan Landing Commercial Center. Further, this General Plan Land Use Map change will bring the underlying General Plan Land Use designation into alignment with the existing SC-3 Zoning Designation (the current Zoning designation of the site).

This General Plan Map Amendment application is being filed concurrently with a Map Amendment request for the Jordan Landing Center Park Drive Residential (6822 S Center Park Drive) General Plan Map Amendment. The Center Park Drive Residential Map Amendment proposes a change of that parcel's land use designation from Professional Office to High Density Residential.

This Phase 7 parcel currently has an entitlement approval for 120 apartment units and a service station.

From an overall residential density standpoint, we propose to remove 120 apartment units from development consideration on the Phase 7 parcel, and replace them with 87 single – family homes that are proposed to be developed on the Jordan Landing Center Park Drive site.



- B. The development pattern contained on the land use plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment;

The subject site is currently owned by the applicant. There are no other similarly situated, sized and located Regional Commercial designated sites.

- C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;

This site is surrounded by existing commercial retail and commercial office type uses. Allowing a Regional Commercial Land Use designation on the site will permit a build out of this site that is both consistent and compatible with the existing development pattern in this area of the city.

- D. The proposed amendment constitutes an overall improvement to the adopted general land use map and is not solely for the good or benefit of a particular person or entity;

This amendment proposes to change the land use designation of the site to a Regional Commercial designation that is consistent and compatible with the existing Commercial Retail and Office development pattern of this area.

This General Plan Map Amendment application is being filed concurrently with a Map Amendment request for the Jordan Landing Center Park Drive Residential General Plan Map Amendment. The Center Park Drive Residential Map Amendment proposes a change of that parcel's land use designation from Professional Office to High Density Residential. The goal is to ultimately develop the Center Park Drive Residential parcel with 87 single-family homes, thereby reducing the overall approved density in this general area of the city by 33 units (i.e., 120 apartment units previously approved on the Jordan Landing Phase 7 parcel are removed and that parcel is now proposed as a Regional Commercial Land Use designation with 0 residential units, and the Center Park Drive site that had 0 units, now proposes 87 single-family homes).



In short, from a residential density standpoint, we propose to remove 120 apartment units from development consideration on the Phase 7 parcel, and replace them with 87 single-family homes on the Jordan Landing Center Park Drive Residential site.

- E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change; and

This amendment proposes to change the land use designation of the site to a commercial designation that is consistent and compatible with the existing Jordan Landing Commercial development pattern of this area.

This General Plan Map Amendment application is being filed concurrently with a General Plan Map Amendment request for the Jordan Landing Center Park Drive Residential site. The Center Park Drive Residential Map Amendment proposes a change of that parcel's land use designation from Professional Office to High Density Residential.

The City has indicated in the Pre-Application meeting that the capacity of existing infrastructure will accommodate the scope and intensity of the development proposed by this General Plan Map Amendment.

- F. The proposed amendment is consistent with other adopted plans, codes and ordinances. (2009 Code; amd. Ord. 11-35, 11-22-2011; Ord. 13-33, 11-13-2013) The proposed amendment is consistent with other city codes ordinances and adopted plans.

The proposed amendment is consistent with other city codes, ordinances, and adopted plans.

# Planning Commission Meeting Minutes

Planning Commission Meeting Minutes

**Exhibit F**

**DRAFT**

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- 4. Jordan Landing Phase 7; 7556 South Campus View Drive; General Plan Land Use Amendment for approximately 8.8 acres from Very High Density Residential to Regional Commercial; SC-3 Zone; Foursquare Properties, Inc./Dan Milich (applicant) [#GPA20150002; parcels 21-29-352-005; 21-29-351-013]**

Dan Milich, Foursquare Properties, spoke about the future of the parcel and the desire to proceed with the build out of the vacant parcels in Jordan Landing. This parcel was at one time approved for 120 apartment units and a gas station, but they now want to build it in a commercial fashion and request that the general plan designation be consistent with the underlying SC-3 zoning. They have submitted a site development application to divide the land into six parcels and showing potential uses that are consistent with the underlying zoning.

Ray McCandless said the land use amendment will make the designation consistent with the surrounding zoning. Future site plan and subdivision requests will come back to the planning commission.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed change to the Future Land Use Map for approximately 8.8 acres of land located at approximately 7556 South Campus View Drive from Very High Density Residential to Regional Commercial.

Dan Lawes opened the public hearing.

Further public comment was closed at this point for this item.

**MOTION: Zach Jacob moved to forward a positive recommendation to the City Council for Jordan Landing Phase 7; 7556 South Campus View Drive; Foursquare Properties, Inc. (applicant) to amend the General Plan Land Use Map for approximately 8.8 acres from Very High Density Residential to Regional Commercial. The motion was seconded by Bill Heiner and passed 6-0 in favor. Josh Suchoski was absent.**

**DRAFT**

# Ordinance

**Ordinance**

**Exhibit G**

**THE CITY OF WEST JORDAN, UTAH**

A Municipal Corporation

ORDINANCE NO. 15-18

**AN ORDINANCE AMENDING THE WEST JORDAN FUTURE LAND USE MAP FOR  
APPROXIMATELY 8.8 ACRES OF PROPERTY FROM VERY HIGH DENSITY  
RESIDENTIAL TO REGIONAL COMMERCIAL GENERALLY LOCATED AT  
APPROXIMATELY 7556 SOUTH CAMPUS VIEW DRIVE**

Whereas, approximately 8.8 acres of territory, located at approximately 7556 South Campus View Drive has been designated as Very High Density Residential on the West Jordan General Plan Future Land Use Map; and

Whereas, the owners of the said territory have requested the territory be designated as Regional Commercial; and

Whereas, on June 16, 2015, the territory was considered by the Planning and Zoning Commission, which has made a positive recommendation to the City Council concerning the zoning classification to be applied to the territory; and

Whereas, a public hearing, pursuant to public notice, was held before the City Council on July 8, 2015; and

Whereas, the City Council finds and determines that the public health, welfare and safety of the community will be protected and that territory values will be preserved and improved if the territory is rezoned; and

NOW THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

1. The FUTURE LAND USE MAP OF THE CITY OF WEST JORDAN, UTAH, is amended, by removing the existing land use designation of Very High Density Residential and adding the land use designation of Regional Commercial to Parcels 21-29-351-013 and 21-29-352-005 as described in the attached Exhibit A:

This Ordinance shall become effective upon publication or posting or upon the expiration of twenty days following passage, whichever is earlier.

Passed and adopted by the City Council of the City of West Jordan, Utah this \_\_\_\_ day of \_\_\_\_, 2015.

**CITY OF WEST JORDAN**

By: \_\_\_\_\_  
Kim V. Rolfe  
Mayor

ATTEST:

MELANIE S. BRIGGS, MMC  
City Clerk

Voting by the City Council	"AYE"	"NAY"
Councilmember Jeff Haaga	_____	_____
Councilmember Rice	_____	_____
Councilmember Nichols	_____	_____
Councilmember Hansen	_____	_____
Councilmember Southworth	_____	_____
Councilmember McConnehey	_____	_____
Mayor Kim V. Rolfe	_____	_____

**CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION**

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, on the \_\_\_\_ day of \_\_\_\_, 2015, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC  
City Clerk/Recorder

[SEAL]

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN WEST JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5D, THIRD AMENDMENT TO JORDAN LANDING II FINAL PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF AS FILED AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, STATE OF UTAH, ON MAY 29, 2003 AS ENTRY NO. 8666143 IN BOOK 2003P AT PAGE 150, SAID POINT BEING SOUTH 89°57'25" EAST, ALONG THE SECTION LINE, A DISTANCE OF 1048.96 FEET, AND NORTH 5°19'21" WEST, A DISTANCE OF 1044.76 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 29; AND RUNNING THENCE NORTH 05°19'44" WEST, ALONG THE WEST LINE OF SAID LOT 5D, 34.43 FEET, TO THE SOUTH LINE OF PARCEL 21-29-351-009; THENCE SOUTHWESTERLY ALONG THE ARC OF A 598.00 FOOT NON TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 21°21'51" EAST, THROUGH A CENTRAL ANGLE OF 5°47'35", A DISTANCE OF 60.46 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 65°44'22" WEST, A DISTANCE OF 60.44 FEET, TO A NON-TANGENTIAL LINE; THENCE NORTH 5°13'30" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID LOT 5D, A DISTANCE OF 512.93 FEET; THENCE NORTH 17°29'16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 336.21 FEET, TO THE NORTHWEST CORNER OF SAID LOT 5D, AND THE SOUTHERLY LINE OF CAMPUS VIEW DRIVE; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 72°30'32" EAST, 297.36 FEET, A DISTANCE OF 297.36 FEET, TO THE BEGINNING OF A CURVE; (2) SOUTHEASTERLY ALONG THE ARC OF A 487.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 39°04'22", A DISTANCE OF 318.47 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 52°58'18" EAST, A DISTANCE OF 312.33 FEET; (3) SOUTH 33°26'05" EAST, A DISTANCE OF 156.67 FEET, TO THE CENTERLINE OF PLAZA CENTER DRIVE (A 66.00 FOOT WIDE PRIVATE ROAD); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 56°33'55" WEST, A DISTANCE OF 47.48 FEET, TO THE BEGINNING OF A CURVE; (2) SOUTHWESTERLY ALONG THE ARC OF A 565.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21°54'08", A DISTANCE OF 215.98 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 45°36'51" WEST, A DISTANCE OF 214.67 FEET; (3) ALONG THE ARC OF A 565.00 FOOT REVERSE CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°11'09", A DISTANCE OF 416.00 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 55°45'22" WEST, A DISTANCE OF 406.67 FEET; (4) SOUTHWESTERLY ALONG THE ARC OF 565.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 9°10'35", A DISTANCE OF 90.49 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 72°15'39" WEST, A DISTANCE OF 90.39 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 385,851 SQUARE FEET, OR 8.858 ACRES, IN THREE LOTS  
OWNER: FOUR SQUARE